



Planning to Build

**Application for a residential development usually involves two or more government agencies.
The following steps will help lead you through the permit process.**

STEP 1: Begin by determining if the property is located rural, within city limits or in an urban growth boundary.

Contact Clatsop County Land Use Planning (503-325-8611) or visit Webmaps at <https://delta.co.clatsop.or.us/map>

- A. Zoning and allowed uses.
- B. Project setback requirements.
- C. Property Information including situs address or map and tax lot number.
- D. Overlay Districts:
 - *If property is located in a **FEMA flood zone** a Floodplain Application, payment of \$110.00 and approval will be **required** prior to applying for a development permit.
 - *If property is located in the **Geological Hazard Overlay** a Geological Hazard Review Application or a Geological Hazard Waiver along with a geotechnical report prepared by a certified engineering geologist or a registered professional geologist, payment of \$440.00 and approval will be **required** prior to applying for a development permit.
 - *If property has **mapped wetlands** indicated, Land Use Planning can help guide you through the process.

Follow these steps to complete the Agency Review and Approval Form (page 11)

STEP 2: Fill Out the Job Site Information.

- A. If the property has not been assigned an address, leave the job site address field blank.
Submit a completed New Address Request and \$225.00. (page 7).
- B. Provide the map and tax lot number
This number is listed on the current property tax statement and is located in the box marked "Map".
- A. Provide a detailed description of the proposed development. If property is located in a Homeowner's Association (HOA) approval may be required from the HOA.
- C. Contact information including Email addresses and phone number(s) are required for the permit issuance process.

STEP 3: Obtain Approval Sign Off from the Local Sewer District OR County Onsite Septic System Program.

- A. Contact the sewer district that services the property. Obtain approval and sign off. See contact information on page 4.
- B. Contact Clatsop County Onsite Septic System Program (503-325-9302) for any existing septic records or to obtain applications for a new septic system. Confirm required setbacks.

STEP 4: Obtain Approval from the Local Water District OR Provide Proof Of Adequate Water Supply (250 Gallons Per Day). Required for new dwelling units. See contact information on page 4.

- A. **Public or Community System:** Current receipt or written correspondence from the water utility stating water is available for connection at the property line or satisfactory arrangements have been made to extend service to the property.
- B. **Well:** Provide well log data showing the required quantity from a certified well driller for a new or existing well or a well easement (provided that no more than three households use the well as a potable source) AND a potability test for fecal coliform and nitrates from a certified water lab. Over three households on one well must meet state potability requirements ORS 448.115.
- C. **River, Stream, Spring or Other Surface Water:** Obtain a permit from the State of Oregon Water Resources Department, Water Master (503-815-1967 local) or (503-986-0900), for domestic water rights of at least .005 cfs (2.25 gals/min).
*This process may take one to two (1-2) years to complete. * A potability test for fecal coliform and nitrates from a certified water lab is required.
- D. **Rainwater Catchment System:** Must be reviewed and approved by the County Building Official.

STEP 5: Obtain Approval from the Local Fire Protection District (RFPD).

If located in a Rural Fire Protection District (RFPD), specific development requirements may apply.
Verification and signed approval are required. See attached contact information on page 6.

STEP 6: Obtain Approval from Clatsop County Assessment & Taxation (503-325-8522).

****Note:** Required only for the placement of manufactured dwellings or removal of an existing placement**

Follow these steps to apply for a DEVELOPMENT PERMIT. (Pages 8 thru 14)

Submit a Completed Development Permit Application (Page 8) Which Must Include the Following:

- a. Signatures of all owners of record (if the owner is a corporation or a trust, the trust document or the corporation documents indicating who is appointed to sign documents is required), payment of \$85.00 and the following:
- b. Complete and legible contact information, including email addresses and phone numbers.
- c. Applicant's Statement and Checklist. (Pages 9 and 10)
- d. Agency Review Form with all applicable approvals. (Page 11)
- e. Plot Plan and Outdoor Lighting Plan (see Step A). (Page 12)
- f. Erosion Control Plan (see Step A). (Page 13)
- g. Road Approach Permit or Approval. (see Step B)
- h. Building plans including floor plans and elevations. These can be submitted electronically.
- i. Average grade and building height calculations may be required.

STEP A: Provide a Plot Plan and Erosion Control Plan for the Proposed Development (Pages 12 and 13)

Please use forms provided on **pages 12 and 13**, or use 8.5" x 11" paper.

- a. Include a north arrow.
- b. Indicate all property lines, existing and proposed structures, and their uses.
- c. Draw and label all roads and driveways adjacent to or providing access to the site.
- d. Provide accurate distances from the proposed structure to **ALL** property lines, water bodies, wells, and septic system components, including drain field areas.
- e. Include detailed erosion control measures for both before, during and after construction.
- f. Include approved lighting plan. (**See page 14**)
- g. Plans are required to be drawn to scale.
- h. Stormwater and Drainage Plan outlining gutters, downspouts, culverts and dry wells. Must also indicate the direction of surface water flow.

STEP B: Obtain a Road Access Permit for Legal Access from Your Property onto an Existing Road.

- a. **County Road:** Contact the Clatsop County Public Works, Road Division at 503-325-8631. Requires a minimum of two (2) weeks to be processed. Access must be constructed and approved by the Clatsop County Road Division prior to the issuance of a Development Permit.
- b. **State Highway:** Contact the Oregon Department of Transportation at 503-325-7222.
- c. **In a Subdivision:** You may not need a road access permit. Check with the appropriate agency.
- d. **Private Road:** Provide a copy of easement/owner's approval that clearly identifies your right to use the roadway
- e. **Homeowners Association:** If located in a homeowner's association, approval from the HOA may be required.

BUILDING CODES: Ready to Submit Construction Plans for Review

Note: PDF is the preferred method for submittals.

Department Email: buildingdivision@co.clatsop.or.us

- a. Submit your completed Clatsop County development permit, including all documents submitted to Clatsop County Land Use and Planning Division.
- b. Complete construction plans including a floor plan, truss and joist details. If the plans are engineered stamped, provide the structural calcs.
- c. Completely filled forms:
 - Permit application
 - Certificate of Lighting Fixtures,
 - Moisture Content Acknowledgement Form.
 - Residential Energy Additional Measure Selection

For a Placement of a Manufactured Dwelling, a floor plan is required.

You will be notified by email within three (3) work days of the status of your submittal. You will receive an email with an invoice for the Plan Review fees to be paid online through Epermitting.

Residential construction plans require approximately two (2) weeks for review.

Commercial, industrial or institutional plans requiring life safety review could take three (3) weeks, depending on the complexity of the plan review.

Manufactured dwellings No plan review required unless the property is in a flood or geo-hazard zone; check with plans examiner if foundation walls exceed two (2) feet in height.

- **At the intake of submittals, an invoice for the plan review fee will be emailed to you. There will be a link to pay the fees online for faster processing.**
- **When the plans are Approved to Issue, you will receive another invoice to pay the permit fees.**
- **The permit will be emailed to the applicant and contractors of record and the Approved Construction Plans will be available online at Oregon ePermitting.**

CONTACT NUMBERS

Clatsop County Building Codes

800 Exchange Street, Suite 100
Astoria, Oregon 97103
Hours: 7:30am - 4:00pm – Mon-Fri
Phone: 503-338-3697
FAX: 503-338-3666
Inspection Request Line: 503-338-3698

Clatsop County Land Use Planning

800 Exchange Street, Suite 100
Astoria, Oregon 97103
Hours: 7:30am - 4:00pm - Mon-Fri
Phone: 503-325-8611
FAX: 503-338-3606

Clatsop County Onsite Wastewater

820 Exchange Street, Suite 100
Astoria, Oregon 97103
Hours: 7:30am -12pm & 1- 4:30pm, Mon-Thurs
7:30am – 11:30am Friday
Phone: 503-325-9302
FAX: 503-325-9303

Clatsop County Roads Division

1100 Olney Avenue
Astoria, OR 97103
Hours: 8:00 am - 4:30 pm - Mon-Fri
Phone: 503-325-8631
FAX: 503-325-9312

Clatsop Soil & Water Conservation District

750 Commercial, Room 207
Astoria, Oregon 97103
(US Post Office Building)
Phone: 503-325-4571

Oregon Dept of Transportation

350 W. Marine Drive
Astoria, Oregon 97103
Hours: 8:00am - 5:00pm
Phone: 503-325-7222
FAX: 503-325-1314

SEWER DISTRICTS

Arch Cape Sanitary District

Phil Chick, ACSD Manager
32065 E Shingle Mill Lane
Arch Cape, OR 97102
Phone: 503-436-2790
FAX: 503-436-1467

Miles Crossing Sanitary Sewer

Bill Mitchell
34795 Hwy 101 Business
Astoria, OR 97103
Phone: 503-325-4330
FAX: 503-338-6915

Sundown Sanitary District

Mark Schacher
503-791-6250

Shoreline Sanitary District

John Glen, Chairman
PO Box 732
Warrenton, OR 97146
Phone: 503-861-0574

Westport Sewer District

1100 Olney Avenue
Astoria, OR 97103
Phone: 503-325-8631
FAX: 503-325-9312

WATER SERVICE AGENCIES

Arch Cape Water and Sanitary District

Phil Chick, ACSD Manager
32065 E Shingle Mill Ln
Arch Cape, OR 97102
Phone: 503-436-2790

Burnside Water Association

PO Box 625
Astoria, OR 97103
Phone: 503-458-5525

Falcon Cove Beach Water District

79387 Ray Brown Rd
Arch Cape, OR 97102
Phone: 503-436-9759

Fernhill Community Water System

Valerie Ranta
92571 Fernhill Road
Astoria, OR 97103
Phone: 503-325-7097

John Day Water District

Sandi Osterholme
PO Box 1317
Astoria, OR 97103
Phone: 503-325-9680

Knappa Water Association

Carol Bartlett, Office Manager
92755 Allen Road
Astoria, OR 97103
Phone: 503-458-6461

Olney-Walluski Water Association

90029 Hwy 202
Astoria, OR 97103
Phone: 503-325-1288 or 503-325-7677

Willowdale Water (Riverpoint)

Don Stevens
503-338-4812

Seaside Public Works

1387 Avenue U
Seaside, OR 97138
Phone: 503-738-5112

City of Warrenton Water District

Collin Stelzig, Public Works Director
PO Box 250
Warrenton, OR 97146
Phone: 503-861-0914
Billing: 503-861-2223

Westport Water Association

49206 Highway 30
Westport, OR 97016
Phone: 503-445-9231
Cynthia Reeves: 503-455-9201

Wickiup Water District

Julienne Olson-Armstrong
92648 Svensen Market Road
Astoria, OR 97103
Phone: 503-458-6555

Youngs River, Lewis & Clark Water

Bill Mitchell
34583 US Highway 101 Business
Astoria, OR 97103
Phone: 503-325-4330

Oregon Water Resources Department

Nikki Hendricks, Watermaster Office (Local)
4000 Blimp Blvd Suite 400
Tillamook, OR 97141
Phone: 503-815-1967
FAX: 503-815-1968

Oregon Water Resources Department

725 Summer Street NE, Suite A
Salem, OR 97301
Phone: 503-986-0900
FAX: 503-986-0904

FIRE DEPARTMENTS

Astoria Fire Department
Dan Crutchfield, Chief
555 30th Street
Astoria, OR 97103
Phone: 503-325-4237
dcrutchfield@astoria.or.us

Cannon Beach RFPD
Mark Reckmann, Chief
PO Box 24 PO Box 117
Cannon Beach, OR 97110
Phone: 503-436-2949
FAX: 503-436-9639
mreckmann@cbfire.com

Elsie-Vinemaple RFPD
Mike Wammack, Chief or Asst Chief Hans Mulder
Hans Mulder, Asst Chief
42644 Loyd Lane
Seaside, OR 97138
Phone: 503-755-2233
FAX: 503-755-2232
evrfd@centurytel.net

Gearhart Fire Department
Josh Como, Interim Chief
PO Box 2530
Gearhart, OR 97138
Phone: 503-738-7838
FAX: 503-738-9385
joshcomo@cityofgearhart.com

Hamlet Fire Department
Matt Verley, Chief
37240 Highway 26
Seaside, OR 97138
Phone: 503-440-5064
mverley@hotmail.com

John Day-Knappa Fire District
Kurt Donaldson, Chief
43114 Hillcrest Loop
Astoria, OR 97103
Phone: 503-458-6610
FAX: 503-458-6228
kdonaldson@knappafire.com

Lewis & Clark RFPD
Jeff Golightly, Chief
34571 Hwy 101 Business
Astoria, OR 97103
Phone: 503-325-4192 FAX: 503-325-7353
Lewisclarkfire@gmail.com

Mist-Birkenfeld RFPD
Dave Crawford, Chief or Mary Lou Busch
12525 Highway 202
Mist, OR 97016
Phone: 503-755-2710
FAX: 503-755-2556

Nehalem Bay Fire and Rescue
Chris Beswick, Chief
36375 Hwy 101N,
Nehalem, OR 97131
Phone: 503-368-7590
FAX: 503-368-7580
c.beswick@nbfrd.org

Olney Walluski Fire and Rescue
Jeremy MacDonald, Chief
36115 River Point Drive
Astoria, OR 97103
Phone: 503-325-5440
Olneyfire.fc@gmail.com

Seaside Fire & Rescue
Joey Daniels, Chief
150 S Lincoln
Seaside, OR 97138
Phone: 503-738-5420
FAX: 503-717-9318
jdaniels@cityofseaside.us

Warrenton Fire Department
Brian Alsbury, Chief
PO Box 250
Warrenton, OR 97146
Phone: 503-861-2494
FAX: 503-861-2351
firechief@ci.warrenton.or.us

Warrenton RFPD
Bob Kyle
PO Box 1003
Warrenton, OR 97146
Phone: 503-861-8599

Westport Fire & Rescue
Keith Walling, Chief
91177 Ferry Rd
Westport, OR 97016
Phone: 503-455-0727 FAX: 503-455-0727
Chief_2101@msn.com (chief_2101)



Clatsop County
Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

New Address Request

Fee: \$225.00

Name: _____ Email: _____
Mail Address: _____ City/State/Zip _____
Phone: _____ Phone: _____
Signature: _____ Date: _____

Property Description – Map & Tax Lot: _____

Zone _____ Overlays _____

Road Access Permit: ODOT _____ Clatsop County _____

Cross Street: _____ Fire Dept: _____

School: _____ Water: _____ Gas: _____

Sewer: _____ Power: _____

Driveway must be completed or physical location of the driveway must be clearly marked in the field.
(Provide statement that driveway is complete or detailed description of how driveway is marked in the field.)
Failure to provide this information may result in the delay of your address assignment.

Office Use Only

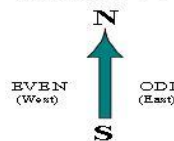
NEW ADDRESS: _____

Beginning Address: _____

Distance (+/_): _____

Final: _____

ROAD: #7-8-9



LANE: #3-4



Comments: _____



Clatsop County

Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103

Phone 503 325-8611 Fax 503 338-3606

comdev@co.clatsop.or.us www.co.clatsop.or.us

Development Permit

Fee: \$85

INSTRUCTIONS:

1. Complete all attachments on the forms provided, including plot plan, erosion control plan, agency review form, etc.
2. For commercial and industrial uses, include parking and loading plan and sign plan.
3. Review applicant's statement and provide signatures of all owners of record and applicants.

Proposed Use: _____

Base Zone: _____ Overlay(s): _____

Project Location: Property Address: _____

Map ID: _____ Acres: _____

Owner(s): _____ Email: _____

Address: _____ City/State/Zip: _____

Phone: _____ Phone: _____

Applicant: _____ Email: _____

Address: _____ City/State/Zip: _____

Phone: _____ Phone: _____

Other: _____ Email: _____

Address: _____ City/State/Zip: _____

Phone: _____ Phone: _____

SIGNATURES: I have read and understand the statements **ON THE BACK OF THIS FORM** and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority (Power of Attorney, Trust Document, etc.)

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

1. Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the necessary building permits, sanitation permits, US Army Corps of Engineers permits, Oregon Division of State Lands permits, Oregon Department of Transportation permits, Oregon Department of Parks and Recreation permits, or Clatsop County road approach permits. I shall obtain any and all necessary permits and complete the conditions of approval as required herein within 180 days of the issuance of this permit before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements or misrepresentation or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.
2. It is expressly made a condition of this permit that I at all times fully abide by all state, Federal and local laws, rules, regulations governing my activities conducted or planned pursuant to this permit.
3. As a condition for issuing this Development Permit/Action the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property, or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever which might result from the signer's failure to build, improve or maintain roads which serve as access to the subject property or from the undersigned's failure to fully abide by any of the conditions included in or attached to this permit.
4. WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATION. I have been advised that this Land and Water Development permit/Action by the Clatsop County Community Development Director may be appealed within twelve calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.
5. I am aware that failure to abide by applicable Clatsop county Land and Water Development and Use Ordinance 80-14, as amended, and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.
6. I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action. You should check with the Clatsop County Community Development Department.
7. This Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.

Setbacks	Required	Actual	Notes
(N, S, E, W) Front	_____	_____	Determined by direction of access to the property not front of building direction
(N, S, E, W) Side	_____	_____	_____
(N, S, E, W) Side	_____	_____	_____
(N, S, E, W) Rear	_____	_____	_____

Structure Height

- ☐ 18 feet maximum Oceanfront (Zones RSA-SFR, CBR, CR)
☐ 26 feet maximum ☐ 35 feet maximum ☐ Other _____

Sewage Disposal

- ☐ None Required
☐ Public Sewer
☐ Private Sewer
☐ Subsurface System
- Agency Name: _____
 Permit# or Sign Off: _____

Water Requirements

- ☐ None Required
☐ Private Water Source
☐ Public Water Source
☐ Well, Sprint, etc.
- Describe: _____
 Agency Name: _____
☐ Potability Test and/or Watermaster Certificate attached

Other

- ☐ Access – County or ODOT Permit# _____
☐ Average Grade Calculations _____
☐ Beaches & Dunes Stabilization and/or Revegetation
☐ Coastal Shorelands
☐ Conditional Use Permit # _____
☐ Deed Restriction County Clerk Recording # _____
☐ DSL Wetland Fill/Removal Permit# _____

Erosion Control Plan

- ☐ Engineering Report
☒ Fire District Sign Off Agency Name: _____
☐ Firebreak, clear and maintain firebreak of at least _____ feet radius around proposed structure.
☐ Floodplain Permit# _____
☐ Geologic Hazard or Waiver Permit# _____
☐ Lot Coverage _____

Outdoor Lighting Plan

- ☐ Parking Plan
☒ Plot Plan
☐ Post Construction Survey
☐ Resource Zone Certification County Clerk Recording # _____
☐ Road Improvement
☒ Stormwater Drainage Plan
☐ Temporary Use Permit # _____

All highlighted items are **required** to constitute a complete application submission

AGENCY REVIEW & APPROVAL FORM

All information on this form must be filled out and signed by approving agency

1. JOB SITE INFORMATION (To be completed by applicant/owner/agent.):

Job Site Address: _____ City: _____

Owner: _____ Phone: _____

Address: _____ Email: _____

Agent: _____

Proposed Development/Construction: _____

Map ID: _____

2. ONSITE WASTEWATER OR LOCAL SEWER DISTRICT:

Permit Needed: Yes ☐ No ☐ Site Approved: Yes ☐ No ☐

Agency Signature: _____

Name Printed: _____ Title: _____ Date: _____

Remarks: _____

Contact the local sewer district serving your property OR Clatsop County Environmental Health for septic approval

3. WATER DISTRICT OR PROOF OF WATER RIGHTS FROM WATER RESOURCES DEPARTMENT

Gallons per minute: _____

Agency Signature: _____

Name Printed: _____ Title: _____ Date: _____

Remarks: _____

Contact the local Water District serving your property OR

Water Resources Dept, 725 Summer St NE Suite 202, Salem, OR 97301 Phone: (503) 986-0900 FAX (503) 986-0904

4. FIRE DEPARTMENT/FIRE DISTRICT ACCESS AND WATER SUPPLY REQUIREMENTS:

Water/Fire Flow: _____ Number of Hydrants: _____ Hydrant Location(s): _____

Agency Signature: _____

Name Printed: _____ Title: _____ Date: _____

Applicant must contact fire official prior to requesting final building inspection? YES ☐ NO ☐

Remarks: _____

Contact the local Fire Department serving your property

5. MANUFACTURED MOBILE HOME PLACEMENT -----CLATSOP COUNTY ASSESSMENT AND TAXATION:

Agency Signature: _____

Name Printed: _____ Title: _____ Date: _____

Remarks: _____

Clatsop County Assessment and Taxation, 820 Exchange St Suite 210, Astoria, OR 97103 Phone: (503) 325-8522 FAX (503) 338-3638

Residential Plot Plan

Proposed Use: _____

Owner(s): _____

Applicant: _____

MAP ID: _____

Situs Address: _____

Must include all of the following information in the space provided below

All property lines

Location of all existing and proposed structures and distances of each structure from **ALL** property lines

Distance of all structures from surface waters (lakes, streams, wetlands, etc.)

Location of all waste water systems, including septic tanks, drain fields, holding tanks, etc.

Location of all access roads, driveways, parking and easements

Storm water drainage plan. Show locations of downspouts, dry wells, culverts and the direction of surface water flow.

Identify the location(s) and type(s) of outdoor lighting to be installed

Attach a specification sheet for each outdoor fixture type to be used.

North

West

East

Preparing an Erosion Control Plan

Preparing Your Erosion Control Plan

Included in this guidance is a blank form that you can use to draw your Soil Erosion Control Plan. A photocopy of your architectural site plan could be substituted for this form.

On the next page is an example Erosion Control Plan with descriptions of the various components and measures that make up the plan.

Steps to prepare the plan:

1. Draw the streets and roadways leading to the property.
2. Draw the boundaries of the property.
3. Indicate which direction is north.
4. Draw the proposed location of the building on the site.
5. Add arrows showing the direction water will flow off the property.
6. Indicate the steepness of slopes by classifying them as steep, moderate, or gentle.
7. Designate areas where vegetation will be left undisturbed.
8. Draw the access driveway and designate an area for vehicle parking.
9. Determine where soil will be stockpiled.
10. Determine what erosion control measures will be used. Draw and label the control measures.

Sample Erosion Control Plan

Erosion Control Matting (E)

- Install lengths from top to bottom on steep slopes.
- Follow manufacturer's recommendation for staple spacing.

Regular Cleanup

- Clean up soil tracked onto streets by vehicle traffic and return to jobsite.
- After heavy rains clean up soil washed off jobsite.

Downspout Extenders

- Route water to a vegetated or paved area.
- Install as soon as gutters and downspouts are completed.
- Maintain until ground cover is established or drains installed.

Revegetation

- Seed, sod, or mulch bare soil as soon as possible.
- Use seed as recommended on revegetation sheet.

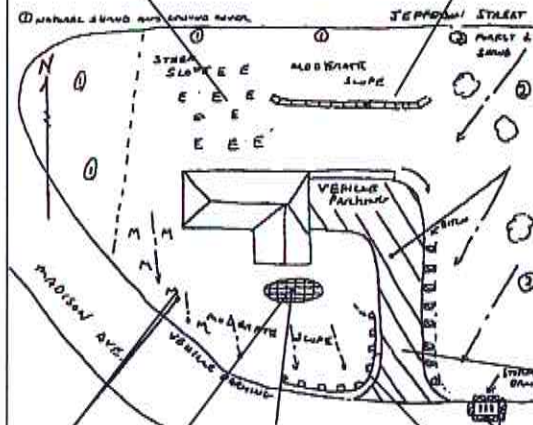
Straw Mulch (M)

- Spread on shallow slopes.
- At least a 2" layer.

Soil Piles

- Locate away from downslope streets, driveways, streams, or drainageways and away from vehicle parking and traffic.
- Protect from erosion with straw, plastic, or temporary seeding.

Erosion Control Plan



Inlet Protection

- Use biofilter bags as protection to slow and filter runoff from job site before it enters storm drains.
- Maintain inlet protection by regular cleaning to avoid clogging and street flooding.

Slope Checks

- Install immediately following grading.
- Place parallel to the contour of the land.
- Installation varies by type; wattle-type checks should overlap, be keyed and trenched in on the uphill side, and be well staked (follow dealer's specific installation instructions for method and spacing of stakes).
- All slope checks must be monitored for water damage, particularly after heavy rains.
- Maintain until vegetation is established on slope.













Gravel Drive

- Install a single access drive using 3" aggregate.
- Lay gravel at least 6" deep and wide enough to accommodate all vehicles – at least 7'.

Silt Fence

- Install immediately following grading.
- Place parallel to the contour of the land to allow water to pond behind barrier.
- Entrench 4" deep.
- Stake silt fence 1 stake every 6'.
- No gaps between sections of fence.
- Inspect and repair once a week or after heavy rains.
- Maintain until vegetation is established on slope.

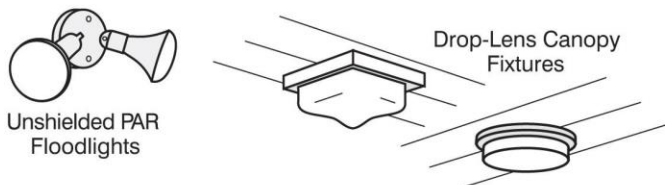
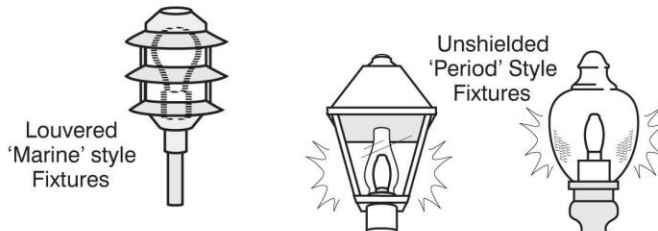
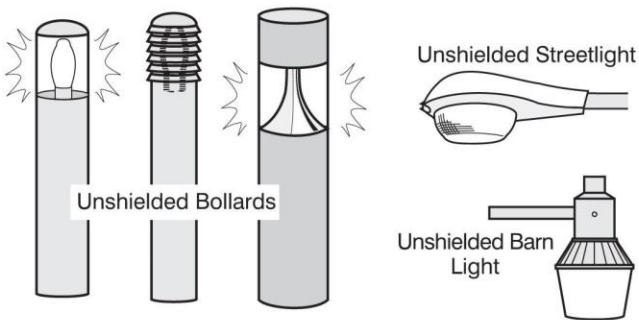
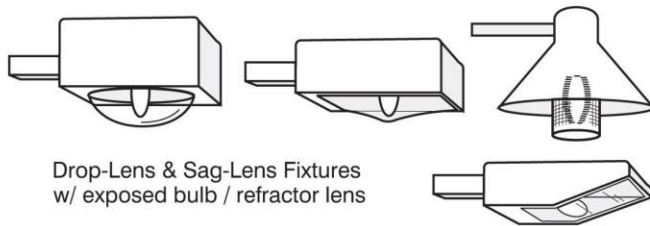
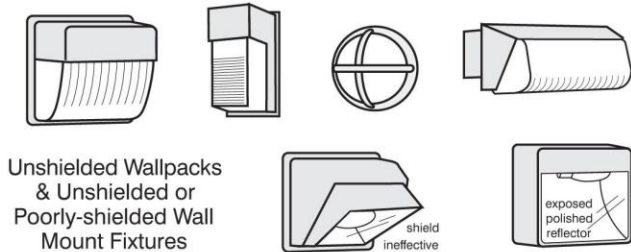
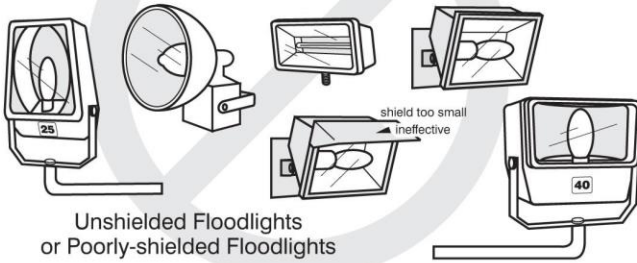
Erosion Control Plan

Key											
											
Existing Drainage	Finished Drainage	Property Line	Straw Bale	Silt Fence	Bio-Filter Bag	Saved Tree	Topsoil Stockpile	Vegetation Area	Gravelled Area	Mulched Area	Erosion Control Matting
Owner:			Builder:				Tax lot #				

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

